

**Memorandum of the Meeting  
Regular Study Session/Meeting  
Twenty-Sixth Town Council of Highland  
Monday, August 15, 2011**

The regular study session of the Twenty-Sixth Town Council of the Town of Highland was convened at the regular place, the Highland Municipal, 3333 Ridge Road, Highland, Indiana, in the plenary meeting chambers on **Monday, August 15, 2011** at the time of 7:05 o'clock p.m.

**Silent Roll Call:** Councilors Dan Vassar, Bernie Zemen, Konnie Kuiper and Brian Novak were present. Councilor Herak arrived at 7:10 p.m. A quorum was attained. The Clerk-Treasurer Michael W. Griffin was present to memorialize the proceedings.

**Others present:** Dennis Cobb, P.E. of First Group Engineers; John M. Bach, Public Works Director; and Cecile Petro, Redevelopment Director.

Kenneth Balon; Police Pension Secretary; George Georgeff, Metropolitan Police Commander; and Robin Carlascio, Newsletter Editor were also present.

**General Substance of Matters Discussed**

1. Mr. Dennis Cobb offered a status report on the proposed Kleinman Avenue Reconstruction Project, between Ridge Road and 45<sup>th</sup> Avenue and some challenges to the design and implementation. The design standards seek 30 feet for each side of the public way. It was noted that for many lots the property description for many of the parcels runs to the center line of the street. Mr. Cobb explained that this complicates the process in that the issue of right of way that is needed requires either a donation from the effected parcels, or an acquisition. The project is presently estimated at \$4.6 million dollars.

A discussion ensued regarding alternatives to reconstruction, including re-grading and resurfacing as an option. The issues of drainage were discussed, including whether or not to have a trade off of sidewalks and perhaps to leave the current open drains in private property.

It was noted that Kleinman Avenue is unlikely to score adequately to be eligible for Federal Highway Construction Aid.

Mr. Cobb noted that for some sections of the roadway, there is what he characterized as sufficiently "distressed" sections, that re-milling and resurfacing would not produce a long term preservation. Mr. Cobb suggested that this project could be part reconstruction and part resurfacing. There was some discussion about inquiring about willingness of some residents to provide the needed parcels as a donation. Mr. Cobb indicated that he would return at the next study session in two weeks to report back based upon the discussions conducted in this meeting.

Mr. Cobb departed at this time.

2. The Redevelopment Director made a presentation regarding the proposed new Commercial Corridor Redevelopment Area. The Redevelopment Director provided a map rendering of the proposed redevelopment area. It was noted that the full description of the plan had been previously distributed for review. The Redevelopment Director offered an overview of the proposed area and the development objectives established for it. The area, roughly described encompassed the Indianapolis Boulevard section from Little Calumet River south to 45<sup>th</sup> Avenue, and running east to Cline Avenue, running north to Ridge Road, then running west to the Highland Municipal Building. It was noted that the area contemplates including an allocation area (tax increment financing), and would also permit the Town Council to establish an Economic Revitalization Area, to permit tax abatement as a business incentive.

Councilor Herak expressed reservations about the Redevelopment Area as proposed.

The Town Council also inquired about some unrelated development matters on going in Town, including an inquiry presently forwarded by the owners of Traditions, located on Highway Avenue. There was a general discussion about the effects of the Facade Improvement Grant Program.

3. The Town Council discussed the fact that a recently awarded Homeland Security Grant for several communities to acquire special adaptors and fittings for fire hydrants. The actual bid price was vastly lower than estimated. The discussion included the Town Council's willingness to use the balance or surplus provided the grantor permits the use.

Councilor Kuiper departed at this time owing to work related commitment.

4. The Town Council discussed the earlier small meeting with representatives of the Metropolitan Police Department regarding the initiative to attempt to provide a 9.75% increase for the 16 retirees in the 1925 plan. It was noted that the meeting earlier convened did produce a concession on implementation, in which the initial proposal called for an increase of \$5,000 which would then be recovered as being defined as the added cost for group health insurance. Instead, there would be a tenure, non-merit based first class patrol officer, perhaps with 35 years of service, which then be defined as the first class pay basis for the purpose of affecting the pension basis. It was further noted that a sustainable funding source was still being sought, noting that the actual increase to the Police Department Budget is approximately just under \$32,000. The matter would be further explored. It was noted that perhaps the Town Attorney could be directed to prepare the needed amendment by ordinance for introduction and a future meeting of the Town Council.

Mr. Balon and Commander Georgeff departed at this time.

5. The Town Council discussed the dynamics between the department heads and the several boards and commissions to which they may be in service. The discussion included a concern raised regarding whether or not the department head drives policy instead of the board or commission. The discussion included the types of metrics used to evaluate workers and department heads and the need for objective measures, as well as some Councilor's concerns for whether the current metrics fairly measure all the important aspects of a given function in several departments, particularly the Police Department. The discussion included the competing metrics of ticket production and presence in the neighborhoods.
6. There was a conversation regarding the development standards and its impact or "barrier" to new business location and construction.

The discussion included enforcement of local codes and the requirement for a fence around swimming pools of a certain capacity, particularly noting a swimming pool that is filled and occupies a driveway for a residence on the 2400 block of Lincoln Street that has no fence or protection from children who may come upon it.

The Town Council further discussed the junk vehicle standards and its adequacy to meet some needs for vehicles that are in running condition but are "junk."

7. The Town Council discussed whether or not the ordinance governing animals and domestic pets, will cap the total number of dogs that may be kept at any residence. The discussion included how to respond to raccoons rummaging.
8. The Town Council discussed the initiative promoted by Neighborhoods Inc., and the bench along the sidewalk program it is promoting. The discussion included a concern about the aesthetics of the actual benches and whether or not it is installed according to the development guidelines. The discussion included an exploration of the extent of the authority possessed by the Town Council to regulate this.

9. The Town Council discussed the prospects of attending the Indiana Association of Cities and Towns Convention and the likelihood of cancelling the standing meeting of October 10.

There being no further business to be discussed by the Town Council, the regular study session of the Town Council, of **Monday, August 15, 2011**, was adjourned at 8:30 o'clock p.m.

Michael W. Griffin, IAMC/MMC/CPFA  
Clerk-Treasurer